

058.0

0008

0013.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

Total Card / Total Parcel

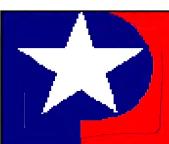
1,017,300 / 1,017,300

APPRAISED:

USE VALUE:

ASSESSED:

1,017,300 / 1,017,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		FRAZER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAGRAM TRACY	
Owner 2: ROMANO PAUL A	
Owner 3:	
Street 1: 26 FRAZER ROAD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	Own Occ: N

PREVIOUS OWNER	
Owner 1: MAGRAM TRACY -	
Owner 2: -	
Street 1: 26 FRAZER ROAD	
Twn/City: ARLINGTON	

StProv: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

BUILDING PERMITS	
Date	Number
11/30/2012	1576
Manual	2,032 C

ACTIVITY INFORMATION	
Date	Result
11/9/2018	MEAS&NOTICE
4/11/2013	Info Fm Prmt
5/18/2009	Measured
10/19/2005	Fieldrev-Chg
11/3/2000	Hearing Chag
5/3/2000	Inspected
1/12/2000	Mailer Sent
1/12/2000	Measured
8/3/1993	EK

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	7323	Sq. Ft.	Site	0	70.	0.87	11							447,785		447,800

Total AC/Ha: 0.16811

Total SF/SM: 7323

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 447,785

Spl Credit

Total: 447,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6 - Colonial				Full Bath: 1	Rating: Very Good																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:	%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1											
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl:	Rating:			Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper													
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 1953	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdict: G6	Fact: .			Floor:				Totals	RMs: 4	BRs: 2	Baths: 1	HB									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																
Prim Int Wal 1 - Drywall				Functional:		%															
Sec Int Wall:	%			Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors:	%			Total:	4.6 %																
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ:	130.00																
Bsmnt Gar:				Size Adj.: 1.066666660																	
Electric: 3 - Typical				Const Adj.: 1.04989493																	
Insulation: 3 - Typical				Adj \$ / SQ: 145.585																	
Int vs Ext: S				Other Features: 66884																	
Heat Fuel: 2 - Gas				Grade Factor: 1.21																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 596982																	
% Com Wal	% Sprinkled			Depreciation: 27461																	
				Depreciated Total: 569520																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 058.0-0008-0013.A										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:				Total Special Features:				Total:												